

AGENDA

Hearing Officers:

Items 1-2, 4-7: Bruce Durbin

Item 3: Mark Herwick

Meeting Place: Virtual (Online) and by Teleconference

Meeting Date: June 21, 2022 - Tuesday

Time: 1:00 p.m.

NOTICE

In accordance with Assembly Bill 361, all regularly scheduled Hearing Officer meetings will convene as virtual (online) meetings and by teleconference until further notice.

OBSERVING THE MEETING

To observe the meeting without providing public comment for the record, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842), <http://facebook.com/LACDRP>, or dial (669) 900-6833 or (346) 248-7799.

PROVIDING VERBAL PUBLIC COMMENT

To provide verbal public comment for the record during the meeting, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842) and staff will assist you via the Zoom chat feature, or dial (669) 900-6833 or (346) 248-7799 and send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Thursday, June 16, 2022 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday, June 16, 2022 will not be provided to the Hearing Officer but will be transcribed and added to the public record.

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Thursday, June 16, 2022 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, June 16, 2022 will not be provided to the Hearing Officer but will be added to the public record.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974-6409 or info@planning.lacounty.gov 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a info@planning.lacounty.gov 72 horas hábiles antes de la reunión. Gracias.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 info@planning.lacounty.gov 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409，電郵地址為 info@planning.lacounty.gov。謝謝。

PART I - PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

2. **(Continued from 12/28/21)**
[Project No. 2017-005288-\(3\)](#)
[Oak Tree Permit No. RPPL2017008190](#)
 Planner: William Chen
 Applicant: Amir Rofougaran
 2123 & 2215 N. Topanga Canyon Boulevard
 Santa Monica Mountains Planning Area

To retroactively authorize two (2) oak tree encroachments in the A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART II - PUBLIC HEARINGS (Cont.)

3. **(Continued from 06/07/22)**
[Project No. PRJ2020-002323-\(1\)](#)
[Conditional Use Permit No. RPPL2020007222](#)
Planner: Carl Nadela
JWL Associates Inc. (Eddie Peng)
15840 Halliburton Road
East San Gabriel Valley Planning Area

To authorize the sale of beer and wine (Type 41) for on-site consumption at an existing restaurant in the C-2 (Neighborhood Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

4. [Project No. PRJ2020-000480-\(1\)](#)
[Non-Conforming Uses, Buildings and Structures Review No. RPPL2020002003](#)
Planner: Carl Nadela
Applicant: Stress Solution
2120 S. Hacienda Boulevard
East San Gabriel Valley Planning Area

To authorize the continued operation of an existing massage establishment within an existing commercial complex in the C-2 (Neighborhood Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

5. [Project No. 2019-003159-\(5\)](#)
[Conditional Use Permit No. RPPL2019005538](#)
[Parking Permit No. RPPL2021003788](#)
Planner: Soyeon Choi
Applicant: Anthony Ling / Nicolas Jones
42142 50th Street West
Antelope Valley Planning Area

To authorize the continued sale of full-line alcoholic beverages for on-site consumption at an existing restaurant, and a reduced number of required on-site parking spaces from 38 to 16 and two (2) off-site parking facilities due to legalization of an existing outdoor dining area in the MXD-RU (Rural Mixed-Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 5 – Minor Alterations to Land Use Limitations) pursuant to CEQA reporting requirements.

6. [Project No. PRJ2020-000752-\(2\)](#)
[Conditional Use Permit No. RPPL2020002747](#)
Planner: Sean Donnelly
Applicant: Anthony Edwards
301 West Rosecrans Avenue
Metro Planning Area

To authorize the continued maintenance and operation of an existing concrete batch facility in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone with no proposed changes. Concrete is produced on site, and then loaded on trucks and rail for off-site delivery. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART III - PUBLIC COMMENT

7. Public comment pursuant to Section 54954.3 of the Government Code

PART IV - ADJOURNMENT

ADJOURNMENT TO 1:00 P.M., TUESDAY, JULY 5, 2022

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

SEA - Significant Ecological Area

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Hearing Officer shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at LA County Planning and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.